



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the February 6, 2023 APC Meeting

Presented for approval: March 6, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, February 6, 2023 at Westfield City Hall.

Active links for this meeting:

[February 6, 2023 APC Agenda & Exhibits](#)

[February 6, 2023 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:03](#)

Roll Call

Commissioners Members Present In-Person: Matt Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Kristen Burkman and Andre Maue.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Lauren Gillingham, Senior Planner; Caleb Ernest, Senior Planner; Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the January 24, 2023 APC Minutes as written.

Spoljaric seconded. Motion passed. Vote 6-0. (Deck abstained)

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 4:00](#)

2210-DDP-35

PetSuites Westfield

17502 Carey Road

National Veterinary Associates by Kimley-Horn and Associates requests Detailed Development Plan approval of a 11,242 SF pet-oriented business on 1.32 acres +/- in the LB: Local Business District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2301-DDP-01

McDonald's Inc, Westfield

15101 Thatcher Lane

McDonald's Corporation by Wilfong Farms, Inc. requests Detailed Development Plan approval of a 5,560 square foot Fast-Food Restaurant on 1.6 acres in the LB-PD: Local Business - Planned Development District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the Consent Agenda items as presented in staff reports.

Schmitz seconded. Motion passed. Vote 7-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

APC Minutes for February 6, 2023 Page 1 of 4

ITEMS OF BUSINESS

2207-PUD-13

[YouTube Time: 4:39](#)

Woods Robinson Briggs PUD Amendment II

Generally, at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of District 1, modify the proposed Park/Trail Head District standards, and replace the district map, site plan, and applicable character exhibits with revised versions.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / APC comments / Petitioner response.

McCarty motioned to forward 2207-PUD-13 to the City Council with a favorable recommendation.

Deck seconded. Motion passed. Vote 7-0.

2301-PUD-02

[YouTube Time: 25:28](#)

Grand Park Village PUD, Amendment V

South & adjacent to 186th Street, east of Kinsey Avenue

Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov) (Presented by Kevin Todd – ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments.

Deck motioned to forward 2301-PUD-02 to the City Council with a favorable recommendation.

Johns seconded. Motion passed. Vote 6-1. (McCarty voted no.)

PUBLIC HEARING ITEMS

2212-PUD-20 [PUBLIC HEARING]

[YouTube Time: 39:48](#)

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments.

Public Hearing for 2212-PUD-20 opened at 7:53 p.m.

- One (1) public comment.

Closed at 8:01 p.m.

Petitioner response / APC Comments / Staff comments.

2301-PUD-01 [PUBLIC HEARING]

[YouTube Time: 1:34:25](#)

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comment.

Public Hearing for 2301-PUD-01 opened at 8:42 p.m.

- Two (2) public comments.

Closed at 8:51 p.m.

Petitioner responses / APC Comments.

Deck motioned to waive the workshop meeting for 2301-PUD-01.

Kelleher seconded. Motion passed. Vote 7-0.

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ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 2:13:10*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

Deck motioned to delegate the two (2) February 21, 2023 Consent Agenda items to staff.

Kelleher seconded. Motion passed. Vote 7-0.

The February 21, 2023 APC meeting will be cancelled.

ADJOURNMENT

McCarty motioned to adjourn the meeting. Deck seconded. Motion passed. Vote 7-0.

The meeting adjourned at 7:19 p.m.

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Signature Page for APC Minutes for February 6, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary